



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2005-0625  
No. 05-24

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

### PROJECT TITLE:

Application for a **Tentative Map** and **Special Development Permit** filed by **Tasman Morse Partners**

### PROJECT DESCRIPTION AND LOCATION (APN):

**2005-0625 – Tasman Morse Partners** [Applicant] **Berg Family Partners, LP** [Owner]: Application for related proposals on a two parcel 3.8 acre site located at **405 Tasman Drive and 1122 Morse Avenue**, (at the intersection of Morse and Tasman) in an R-4/P-D (High-Density Residential/Planned Development) and MS/ITR/R-3/P-D (Manufacturing and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning Districts. (APN: 110-29-007, 110-14-167)

- **Special Development Permit** to allow the construction of 72 townhomes, and
- **Tentative Map** to subdivide two lots into 10 lots for condominium purposes and two common lots.

### WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to **5:00 p.m. on Tuesday, August 16, 2005**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

### HEARING INFORMATION:

A public hearing on the project is scheduled for:

**Monday, August 22, 2005** at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

### TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On July 27, 2005

Signed:

A handwritten signature in cursive script, appearing to read "Gerri Caruso".  
Gerri Caruso, Principal Planner

**E12623**



# NOTICE OF DETERMINATION

Date: {WITHIN 5 DAYS OF DECISION}

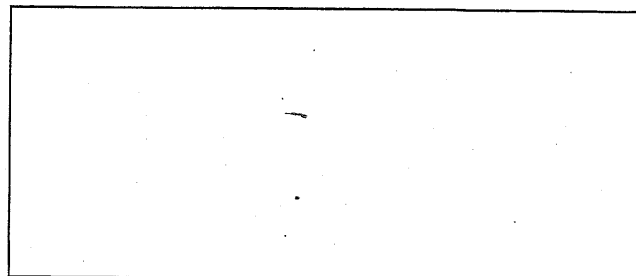
File Number: 2005-0625  
No. 05-24

To: X County Clerk  
Santa Clara County  
70 West Hedding Street  
San Jose, California 95110

FROM: Planning Division  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, California 94088-3707

**E12623**

— Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814



SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Application for a Tentative Map and Special Development Permit filed by Tasman Morse Partners

N/A

State Clearinghouse Number Contact Person Telephone Number

**Project Location (APN):** The property is located at **405 Tasman Drive and 1122 Morse Avenue (APN: 110-29-007, 110-14-167)**

## Project Description:

Application for related proposals on a two parcel 3.8 acre site in an R-4/P-D (High-Density Residential/Planned Development) and MS/ITR/R-3/P-D (Manufacturing and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning Districts.

- **Special Development Permit** to allow the construction of 72 townhomes, and
- **Tentative Map** to subdivide two lots into 10 lots for condominium purposes and two common lots.

This is to advise that the City of Sunnyvale has approved the above described project on **{FINAL HEARING DATE}** and has made the following determination regarding the above described project:

1. The Project    will X will not have a significant effect on the environment.
2.    An Environmental Impact Report X A Mitigated Negative Declaration was prepared for this project pursuant to the provision of CEQA.
3. Mitigation measures X were    were not made a condition of the approval of the project.
4. A statement of Overriding Considerations    was X was not adopted for this project.
5. Findings X were    were not made pursuant to the provisions of CEQA.

The Final EIR, Mitigated Negative Declaration or Negative Declaration and record of project approval is available to the general public at: Community Development Department, City Hall, 456 West Olive Avenue, Sunnyvale, California 94087.

*[Signature]*  
Signature, Principal Planner

7-28-05  
Date

**Date Received for Filing at OPR:** \_\_\_\_\_



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
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## NEGATIVE DECLARATION

This **Mitigated Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

### PROJECT TITLE:

Application for a **Tentative Map** and **Special Development Permit** filed by **Tasman Morse Partners**.

### PROJECT DESCRIPTION AND LOCATION (APN):

**2005-0625 – Tasman Morse Partners** [Applicant] **Berg Family Partners, LP** [Owner]: Application for related proposals on a two parcel 3.8 acre site located at **405 Tasman Drive and 1122 Morse Avenue**, (at the intersection of Morse and Tasman) in an R-4/P-D (High-Density Residential/Planned Development) and MS/ITR/R-3/P-D (Manufacturing and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning Districts. (APN: 110-29-007, 110-14-167)

- **Special Development Permit** to allow the construction of 72 townhomes, and
- **Tentative Map** to subdivide two lots into 10 lots for condominium purposes and two common lots.

### FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" that is based on information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with not in conflict with the adopted General Plan, The Zoning Ordinance and the Subdivision Ordinance. That sufficient environmental controls are incorporated in the Zoning and Subdivision regulations as to ensure no significant detrimental effect. That the proposed uses would be of less density than normally permitted by the basic Zoning District. That the site and architectural control will be exercised over the proposed development by the Planning Commission. That sufficient environmental controls are incorporated in the Zoning and Subdivision regulations to ensure no significant detrimental effect by any proposed use, in the case of a PD overlay or any application for a Use Permit, SDP and arc. con. by city

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On **July 27, 2005**

Signed: \_\_\_\_\_

Gerri Caruso, Principal Planner

Adopted On \_\_\_\_\_

Verified: \_\_\_\_\_

Gerri Caruso, Principal Planner

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Appendix G, CEQA Guidelines

City of Sunnyvale, Department of Community Development, Planning Division

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 Department of Community Development  
*Planning Division*  
 P.O.Box 3707  
 Sunnyvale, CA 94088-3707

INITIAL STUDY  
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Project #: 2005-00625

Project Address: 1122 Morse Avenue and 404 Tasman Drive

Applicant: Tasman Morse Partners (Sean Morley contact)

Morse Tasman Townhomes

1. Project Title:
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,  
Planning Division
3. Contact Person and Phone Number: Kelly Diekmann, (408) 730-7659
4. Project Location: 1122 Morse Avenue and 404 Tasman Drive at the intersection  
of Tasman and Morse near US 101 and Fair Oaks.
5. Project Sponsor's Name and Address: Tasman Morse Partners (Sean Morley, contact)  
99 ALMADEN BLVD  
San Jose, CA 95113
6. General Plan Designation: MS/ITR/R-3 and MS/ITR/R-4 (Industrial to Residential  
Medium Density and Industrial to Residential High Density)
7. Zoning: MS/ITR/R-3/PD and MS/ITR/R-4/PD (Industrial to  
Residential Medium Density Planned Development maximum  
of 24 units per acre and Residential High Density  
Development maximum of 36 units per acre.)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))

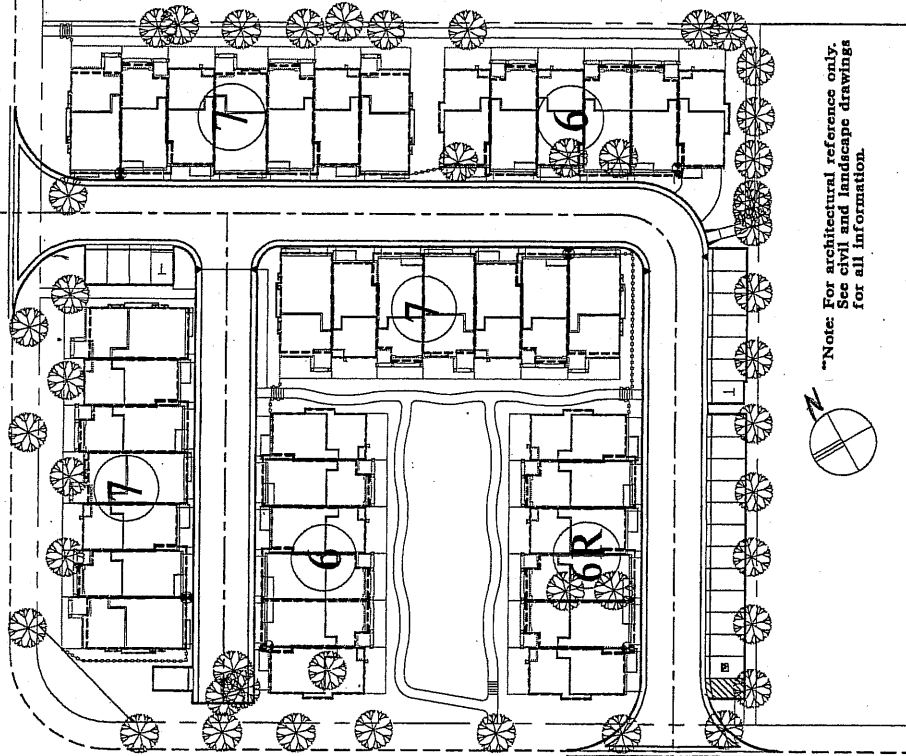
The site was designated for residential conversion in 1993 through a comprehensive study by the City of Sunnyvale known as the Futures Study. A Program EIR (SCH 90030968) was certified at the time the designation for transition to residential was approved in 1993. The environmental analysis of this project is tiered from the Futures Study and reviews site-specific design aspects accordingly. The 3.62 acre site is a combination of two separate parcels located across Tasman Avenue from each other. Each site currently is the location of an existing one-story industrial and office building.

The proposed development includes demolition of the existing buildings for the purpose of constructing up to 72 townhome units and associated amenities. The proposed density blended across the parcels is 19.87 units per acre where a maximum of 30 units per acre is permitted. The project is designed around paseo walkway access to the unit and private drives. Frontage improvements to Tasman and Morse Avenue are the only known off site improvements proposed for the project. Access is gained from both Tasman and Morse Avenue.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings) West Mobile Home Park, north industrial office buildings and Hindu temple, south industrial and office, east townhomes and industrial uses.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). Valley Transportation Authority (VTA) may review impacts to existing bus stop abutting the site.

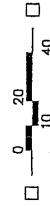
E12623

Morse



Unit Mix	Building Mix
Unit 1 - 29	6 Plex - 6
Unit 2 - 29	7 Plex - 4
Unit 3 - 14	8 Plex - 1

Site Plan Index



# Tasman Morse Residential Project Sunnyvale, California

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Project Address: 1122 Morse  
Applicant: Tasman Morse Partners LLP

**E12623**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                          |                                 |                                      |
|--------------------------|---------------------------------|--------------------------------------|
| • Aesthetics             | • Hazards & Hazardous Materials | • Public Services                    |
| • Agricultural Resources | • Hydrology/Water Quality       | • Recreation                         |
| • Air Quality            | • Land Use/Planning             | • Transportation/Traffic             |
| • Biological Resources   | • Mineral Resources             | • Utilities/Service Systems          |
| • Cultural Resources     | • Noise                         | • Mandatory Findings of Significance |
| • Geology/Soils          | • Population/Housing            |                                      |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

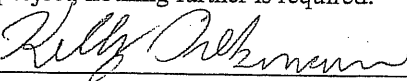
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. •

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. X

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. •

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. •

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. •

  
Signature

Kelly Diekmann  
Printed Name

7-21-05  
Date

City of Sunnyvale  
For (Lead Agency)

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EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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Project #: 2005-0625  
Project Address: 1122 Morse  
Applicant: Tasman Morse Partners LLP

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**I. AESTHETICS.** Would the project:

- |    |  |   |   |   |   |               |
|----|--|---|---|---|---|---------------|
| a. | Have a substantial adverse effect on a scenic vista?   | • | • | • | X | <u>17, 2</u>  |
| b. | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | • | • | • | X | <u>17, 94</u> |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings?   | • | • | • | X | <u>94</u>     |
| d. | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                   | • | • | • | X | <u>95</u>     |

**II. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |    |  |   |   |   |   |                 |
|----|--|---|---|---|---|-----------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan?   | • | • | • | X | <u>3</u>        |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation.  | • | • | • | X | <u>3, 97.48</u> |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | • | • | • | X | <u>3</u>        |
| d. | Expose sensitive receptors to substantial pollutant concentrations?  | • | • | • | X | <u>3</u>        |
| e. | Create objectionable odors affecting a substantial number of people?   | • | • | • | X | <u>3</u>        |



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Project Address: 1122 Morse  
Applicant: Tasman Morse Partners LLP

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**III. BIOLOGICAL RESOURCES:**

- |    |  |   |   |   |   |               |
|----|--|---|---|---|---|---------------|
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | • | • | • | X | <u>94</u>     |
| b. | Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?   | • | • | • | X | <u>94</u>     |
| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?  | • | • | • | X | <u>94</u>     |
| d. | Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?  | • | • | • | X | <u>94</u>     |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?   | • | • | X | • | <u>41,115</u> |
| f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?   | • | • | • | X | <u>17</u>     |

**IV. CULTURAL RESOURCES. Would the project:**

- |    |  |   |   |   |   |           |
|----|--|---|---|---|---|-----------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?     | • | • | • | X | <u>59</u> |
| b. | Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | • | • | • | X | <u>10</u> |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	•	•	•	X	<u>10</u>
d. Disturb any human remains, including those interred outside of formal cemeteries?	•	•	•	X	<u>10</u>
<b>V. LAND USE AND PLANNING.</b> Would the project:					
a. Physically divide an established community?	•	•	•	X	<u>12,115</u>
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	•	•	X	•	<u>11,12</u>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	•	•	•	X	<u>17</u>
<b>VI. MINERAL RESOURCES.</b> Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	•	•	•	X	<u>19</u>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	•	•	•	X	<u>19</u>
<b>VII. NOISE.</b> Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	•	X	•	•	<u>115, 116, see discussion</u>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	•	•	•	X	<u>16</u>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	•	•	•	X	<u>16</u>

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Project Address: 1122 Morse  
Applicant: Tasman Morse Partners LLP

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	•	•	•	X	<u>16</u>
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	•	•	•	X	<u>16</u>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	•	•	•	X	<u>16</u>
<b>VIII. POPULATION AND HOUSING.</b> Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	•	•	•	X	<u>11</u>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	•	•	•	X	<u>11</u>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	•	•	•	X	<u>11</u>
<b>IX. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Schools?	•	•	•	X	<u>95</u>
b. Other public facilities? Parks	•	•	•	X	<u>17, 18</u>

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Project #: 2005-0625Project Address: 1122 MorseApplicant: Tasman Morse Partners LLP

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**X. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? • • • X 28
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? • • • X 12.115
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? • • • X 115

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Project #: 2005-0625

Project Address: 1122 Morse

Applicant: Tasman Morse Partners LLP

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
-----------------------------------	--------------------------------	--	------------------------------	-----------	--------

**XI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

• • • X UBC.  
UDC.  
UNC.  
NEC

(ii) Strong seismic ground shaking?

• • • X "

(iii) Seismic-related ground failure, including liquefaction?

• • • X "

(iv) Landslides?

• • • X "

b) Result in substantial soil erosion or the loss of topsoil?

• • • X "

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

• • • X "

d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?

• • • X "

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

• • • X "

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Project #: 2005-0625  
Project Address: 1122 Morse  
Applicant: Tasman Morse Partners LLP

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |  |   |   |   |   |    |
|--|---|---|---|---|----|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | • | • | • | X | 20 |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | • | • | • | X | 20 |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | • | • | • | X | 24 |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | • | • | • | X | 25 |
| e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | • | • | • | X | 20 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | • | • | • | X | 22 |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | • | • | • | X | 22 |

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**XIII. TRANSPORTATION/TRAFFIC.** Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	•	•	•	X	<u>75</u>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	•	•	•	X	<u>12, 82</u>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	•	•	•	X	<u>114</u>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	•	•	•	X	<u>76</u>
e) Result in inadequate emergency access?	•	•	•	X	<u>76</u>
f) Result in inadequate parking capacity?	•	•	•	X	<u>37</u>
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	•	•	•	X	<u>85, 12</u>

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**XIV. HAZARDS AND HAZARDOUS MATERIALS.** Would the project?

- |    |   |   |   |   |   |                                |
|----|---|---|---|---|---|--------------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?   | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?   | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?                                    | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| g) | Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |
| h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | • | • | • | X | <u>UFC/UB</u><br><u>C/SVMC</u> |

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**XVIII. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?	•	•	•	X	<u>24, 87, 115</u>
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	•	•	•	X	<u>25</u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	•	•	•	X	<u>95, 24</u>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	•	•	•	X	<u>95, 24</u>
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	•	•	•	X	<u>24</u>
f) Otherwise substantially degrade water quality?	•	•	•	X	<u>56</u>
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	•	•	X	•	<u>56, 115</u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	•	•	•	X	<u>56</u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	•	•	•	X	<u>56</u>
j) Inundation by seiche, tsunami, or mudflow?	•	•	•	X	<u>24</u>

Completed By: Kelly DiekmannDate: July 13, 2005**E12623**

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**RESPONSE**

**Less than Significant**

**III Biological (e)** There are no heritage trees on the sites. However, protected trees (circumference of 38 inches) are located on the site. Outside of the development footprint, the requirement of sidewalks has the greatest impact on trees. The most significant trees are the large street trees. The plans take efforts to implement sidewalks while preserving these trees through variation in size and routing. One tree is known to be removed for emergency access to the north portion of the site. Declining trees will also be removed along Morse Avenue for sidewalks. The city is working with the applicant in effort to widen sidewalks while not impacting the trees, never the less if the trees are to be removed additional street trees would be replanted as well as additional trees as required by the Municipal Zoning Code. Compliance with tree preservation requirements of the Municipal Code as well as landscaping requirements resulting in a net increase in trees will result in a less than significant impact on the city's general biological welfare.

**V LAND USE AND PLANNING (b)** The project site has split zoning for medium and high density zoning and the city has a policy within the Housing and Community Revitalization Sub-Element for new development to develop at a minimum of 75% of the maximum density. The project is at a blended density of 66% of maximum with ten units less than the policy minimum. Due to the site restriction of the north portion of the site large scale high density development requiring undergrounding parking was not feasible for meeting the policy. The proposed project's ten unit deficiency does not conflict with the Land Use and Transportation Element of the Housing and Community Revitalization Sub-Element goal of providing appropriate housing and meeting the overall housing needs of the community. The general ITR 7 and 8 neighborhood this project is part of has had significant buildout and growth in the past three years, including the increased density of a rezone of site adjacent to the property that resulted in an increase in the overall number of units above the Housing Elements and Land Use Elements accounting. The combination of providing appropriate housing within site constraints and the overall plan area conformance the minor deficiency of ten units is less than a significant impact.

**IX PUBLIC SERVICES (a)** The project will generate a slight increase in the use of existing park facilities, but this impact is less than significant because the project will comply with the City's Park Dedication Fee requirement, which includes a fee of \$5,390.55 per unit. The project will generate \$388,120 for the Citywide acquisition and improvement of park facilities to offset this potential increased use. The money will be spent within the neighborhood planning area of the proposed project. A site has been designated by the city for a neighborhood park four blocks south of the site. The existing greenway and linear park facility to the south and west of the area provide the most immediate services to the area.

The cumulative impact on park facilities for the entire ITR area that is transitioning from industrial to residential uses has been addressed through the acquisition of approximately 5 acres of land to the south of the site. This parcel is currently owned by the City and leased to business tenants at the present time. The land is intended to be developed as a park in the future to serve the proposed project and the whole of the ITR area upon buildout. As the ITR area approaches buildout, the City will need to include the development of the land for a park as a capital improvement project and budget for its development and ongoing maintenance needs. The previously completed analysis of a need for the park and subsequent identification and acquisition of said parcel accounts for the development of this subject site to residential units. Redevelopment of the city owned site to a park will result in a less than significant effect on services.

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**XV RECREATION (a)** See Note for IX(a).

**XV RECREATION (b)** See Note for XV(a).

When the current city owned parcel is redeveloped, demolition of the existing office buildings will be required. Application of standard construction mitigation techniques and requirements will address potential environmental impacts at that time resulting in a less than significant effect.

**XVIII. HYDROLOGY AND WATER QUALITY (g)**

Although the site is within the AE Flood zone, the project includes grading plans to raise the elevation of the site to remove the site from the flood plain. The greatest impact of the grading plan would be the impacts on trees that are designated to be retained on the site, the tree preservation plans account for the proposed grading changes on the site. With the site elevation raised the project is no longer in the flood plain and there is a less than significant impact.

**Less than Significant with Mitigation**

**VII NOISE (a)** Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

*An acoustical assessment was conducted by Illingsworth & Rodkin Inc on January 20 and January 21, 2005. The study included a 24-hour period assessment and monitoring as well as spot measurements on the site. The noise conditions identified roadway noise sources of Tasman Drive and Morse avenue and an industrial user to the south. The CNEL measurements for the site ranged from 61-64 ldn. The highest decibel level record was 64 db and associated with an industrial use south of the subject site. Overflights of planes landing at Moffett Field did produce short term noise around 80 db. However, the subject site is not located within 65 CNEL contours for Moffett Field, meaning normal noise levels do not exceed 60db. Future noise levels for all sources are not projected to substantial change beyond existing conditions.*

*To reduce exterior noise levels below the 60 db Goal, an area would need to be setback 75 feet from the roadways for the end unit's front facades to meet this level. Due to the site design most of the units' exterior usable spaces does meet this design goal of 60 db of the Noise Element. However, due to design considerations and the frequency of use of the private usable space the proposed design is acceptable and not a significant noise impact to future resident, no mitigation is required to achieve the outdoor noise goal.*

*To reduce interior noise levels to acceptable standards of Title 24 requirements of 45 dba Ldn, standard construction techniques with closed openings reduce noise levels to acceptable levels. To ensure this standard can be met, forced air ventilation shall be required to allow for windows and doors to be closed.*

*MITIGATION MEASURE #1: Mechanical ventilation systems are required for all units identified in the analysis (generally around the perimeter of the site) to allow for each unit to be able to achieve the 45 db minimum interior noise level with closed windows. The ventilation system is to be included on plans submitted for building permit issuance.*

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## ENVIRONMENTAL CHECKLIST REFERENCE LIST

**Note:** All references are the most recent version as of the date the initial Study was prepared:

1. **City of Sunnyvale General Plan:**
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element

26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation
- Specific Plans**
43. El Camino Real Precise Plan

44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

### Environmental Impact Reports

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report

### Maps

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

### Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

### Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)

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